

MINUTES
JACKSON COUNTY ZONING & LAND INFORMATION COMMITTEE
August 16 & 18, 2021

August 16, 2021: Committee Meeting and Onsites

Meeting called to order at 8:30 a.m., the Site Visits followed. Committee members in attendance are Hoyt Strandberg, Norm Stoker, Ed Chamberlain and Alton Staff. Others present were Cody Brommerich, County Surveyor; April Schoolcraft, Real Property Lister; and Beth Storlie, Zoning Assistant.

A Motion by Alton Staff, to approve the July 15 & 19, 2021 minutes as presented, seconded by Ed Chamberlain. Motion carried.

A Motion by Ed Chamberlain, to approve the vouchers for payment, seconded by Norm Stoker. Motion carried unanimously.

CSM EASEMENT REVIEW:

- Ethan Remus is completing a survey for Selina Moen in the Town of Franklin. There is an existing 66-foot easement off of Aleckson Rd. that Ms. Moen would like to extend an additional 250 feet. She may divide her parcel in the future for her daughter and this would provide access for any additional parcel that is created.

A Motion by Alton Staff, to approve a 66-foot easement for Selina Moen, seconded by Ed Chamberlain. Motion carried unanimously.

BUDGET REVIEW:

- Review of the Surveyor and Real Property Lister/GIS budgets. Cody will be utilizing grant funds for the countywide LiDAR in 2022. He is requesting a new truck in this budget for 2022. The current truck is undersized for the equipment that is needed out in the field and it is thirteen years old. It has 77,000 miles but they are hard miles due to the required field work. Ed Chamberlain questioned if we would consider trading it in or sell it outright? That has not been determined, at this point.

A Motion by Norm Stoker, to approve the Surveyor and Real Property Lister/GIS budgets as presented, seconded by Ed Chamberlain. Motion carried 4 – 0.

- Review of the Zoning and Recycling budgets. In Jason's absence, Beth explained the recycling budget and that once again, it is not levied. She explained that the SUV has been ordered but delivery is uncertain at this point due to the continued parts shortage that the auto industry is experiencing due to COVID-19. Gross Chevrolet Buick has confirmed with Dodge in Detroit that the unit will be build as a 2021, but delivery may not occur until late in 2021 or early 2022. Additionally, in the 2021 budget we had proposed completing the

updates to the Smart Growth comprehensive land use plan, but with Terry leaving and Jason just beginning in the zoning administrator role, it has not begun. Jason has contacted Mississippi Regional Planning Commission about their assistance and they are on board to work on this in 2022. We are requesting that the funds allocated for this project in 2021 be rolled into the 2022 budget.

A Motion by Ed Chamberlain, to approve the Zoning and Recycling budgets as presented, seconded by Norm Stoker. Motion carried 4 – 0.

SURVEYOR'S REPORT, Cody Brommerich:

- Drafting Government Land Corner Certificates from completed PLSS corners.
- We are working with Prowest and finalizing the Town Road Index Project. We have reviewed everything and had them make some revisions. They have sent us the final information back, and we will be meeting to wrap up the project.
- We are continuing remonumentation efforts in the Town of Franklin.
- We completed several PLSS corner requests from private land surveyors for their upcoming private surveys.
- We have received our new GPS unit. Jason Houle from Leica came up and we got it set up, updated the hardware, firmware, and software so it is ready to go.
- Completed preventative PLSS corner work in City Point in preparation for upcoming road work on Knutes Rd. from Old 54 to the bridge of the East Fork.
- April, Joe, and myself began working on the Jackson County Land Information Plan for 2022-2024. This has to be completed every three years, as the previous plan (2019-2021) expires at the end of this year. A completed draft is due by September 30th, and must be finalized by December 31, 2021.

Future Trainings / Meetings: None

REAL PROPERTY LISTER REPORT, April Schoolcraft:

Accomplishments:

- Continued preparing the assessment workbooks (assessment roll records for the beginning of the year) for assessors.
 - The three remaining townships are City Point, North Bend and the Village of Merrilan, I've been working with the assessors on those. North Bend and the

Village of Merrilan are revaluations this year and that's the reasoning for being so late in the year.

➤ Twenty-four municipalities have completed their Board of Review.

- Began splits for 2022 this month.

Future Trainings/Meetings:

- Annual State Meeting for Wisconsin Property Listers Association will be September 15-17th in Door County.

Upcoming Plans:

- sending out split letters this month to ask whether split conveyance owners wish to have a split bill for the year or whether they considered that information at closing.
- Implement the final product of the parcel mapping from Prowest.
 - Last correspondence was last Friday; I'm working on making final changes in our fabric before going live and making the change from feature class parcels to fabric parcels for those 6 townships. Meeting this week if they are able.
- Continue fielding phone calls and servicing our office window for the public, lots of questions regarding land info/zoning.

Points of Interest: None

GIS/911 REPORT, Joe Pilkington: Joe absent, Cody presented report.

- Big projects have been working on the MSAG – I've gotten through two ESN's.
- Formatting our cadastral and PLSS data for the parcel fabric integration.
- Will be meeting with Prowest and Jackson County Forestry Department for another potential interdepartmental GIS project.
- Handling addressing issues, processing address applications.

ZONING REPORT, Jason Gazdecki: Jason absent, Beth presented report.

- 2nd Tire Round-up not as heavily attended. Main difference was the businesses did not bring in the volume as in the past. Pricing may be impacting this. Final round-up for the year will be September 18th. This will be a good gauge on volume and if the new pricing structure is meeting the expense of the clean up better.
- Permits continue to come in.

- Beginning the issuance of citations for the 1st cycle of pumping notices. 22 will be going out, this is consistent with previous years.
- Discussed the habitual violators and what direction the committee would like to see us take to try to gain compliance. Daily fine or 3rd party injunction for service? Beth explained the situation with several of the repeat offenders and how they ignore the citations or pay the fine but not serve their systems. The committee felt that going to the daily fine, even the minimal amount back to the day of offense would send a statement that we need them to comply.

A Motion by Alton Staff, to utilize the minimum daily fine of \$25.00 per day back to the date of offense for violations that have been issued a first and second offense previously, seconded by Hoyt Strandberg. Motion carried unanimously.

- Working on the initial junk notice letters and plan on getting them out this week.

The committee departed at 9:30 a.m. to complete the site visit. They returned to the courthouse at 10:15 a.m.

A Motion by Ed Chamberlain, to adjourn the meeting, seconded by Alton Staff. Motion carried. The meeting adjourned at 10:15 a.m.

PUBLIC HEARINGS: *Due to the COVID-19, the Zoning and Land Information Committee waived the petitioner requirement to be in attendance at this month's public hearing. The committee encouraged the petitioners to participate by teleconference or video conferencing in lieu of attending in person.*

August 18, July 19, 2021: Public Hearings

Public Hearing called to order at 9:30 a.m. by Hoyt Strandberg, Zoning and Land Information Committee Chairman. Committee members in attendance are Hoyt Strandberg, Norm Stoker, Ed Chamberlain, and Alton Staff. Others present are Jason Gazdecki, Zoning Administrator; Kerry Sullivan-Flock, Corporation Counsel; and Beth Storlie, Zoning Assistant.

NEW BUSINESS:

- **CONDITIONAL USE PERMIT PETITION # 2021-39** as requested by Anthony & Faon Grandinetti on property known as Lot 38 of Cardinal Lane Assessor's Plat located in the SE1/4-NW1/4, Section 3, T22N, R3W, Town of Adams, Jackson County, WI. The request is to allow for the operation of a short-term rental (VRBO) within the R-1 (Residential) District.

Township opposed the request. Mr. Grandinetti joined the public hearing via Zoom and phone. Public comment was received in opposition. A letter of support was read into the

minutes. A letter of opposition was read into the minutes. A petition of opposition was submitted.

Mr. Grandinetti stated that he purchased the property over three years ago, and that he has been renting it ever since to offset the expense of ownership. He visits the property several times a year and has never received any complaints.

Jason Gazdecki questioned the letter from landowners that stated late parties and damage to property, how are these matters handled at the time of complaint? Mr. Grandinetti said that he has never heard anything about this type of activity. He utilizing Airbnb's website for advertising and booking his facility and has a local manager to maintain the property for him. He added that the facility has a maximum of six occupants and he had one or two groups violate this and they were fined.

Additional public comments were made about the ATV abuse in the Hatfield area. Ed Chamberlain stated we do not have jurisdiction on ATV/UTV use on township roads, that is the township's responsibility.

A question was raised about the proper cleaning of the property due to COVID-19 and what measures are being used to protect individuals? Alton Staff asked how many weeks in 2021 has the property been rented? Mr. Grandinetti was unable or unwilling to say.

Kerry Sullivan-Flock, Corporation Counsel, explained the State of Wisconsin law regarding short-term rentals and the Jackson County Zoning Ordinance, which lays out the method to allow this type of activity. She questioned Mr. Grandinetti since he utilizes Airbnb, does he have direct contact or interaction with the tenant? Is the interaction or relationship through Airbnb? Mr. Grandinetti added that he does have a facility contract that each renter must complete and rules of conduct that must be maintained for the facility.

Ms. Sullivan-Flock asked how do you enforce your rules? Mr. Grandinetti stated that he has cameras throughout the property and he can go review the video at any point and time.

Ms. Sullivan-Flock questioned if there is anything he can do immediately, in person, to address a complaint? Mr. Grandinetti stated that no one has directly contacted him about any of these concerns. If he isn't aware of a problem, how can he address it?

Norm Stoker inquired what the town's position was again. Jason Gazdecki stated that the township opposed the request as it is located in a residential area.

A Motion by Alton Staff, to deny conditional use permit petition # 2021-39 for Anthony Grandinetti, seconded by Norm Stoker. Motion carried 4 - 0.

A Motion by Ed Chamberlain, to adjourn the meeting, seconded by Norm Stoker. Motion carried. Meeting adjourned at 10:15 a.m.